

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: 230422/FUL

Address: 88 Broad Street, Reading, RG1 2AP

Proposals: Remove existing shop front and replace it with a traditional timber design. New door to serve the upper parts on the building.

Case Officer: Beatrice Malama

Applicant: Mr Jalinder Ahuja

Date received (valid from): 31 March 2023

Agreed Decision date: 30 June 2023

Site visit date: 29 June 2023

1. SITE DESCRIPTION

The site is a 3 storey mid-terrace retail building on Reading's main pedestrianised shopping street. The building was locally listed in January 2022 along with 85-87 Broad Street. The site is next door to a 4 storey Grade II Listed Building at 89 and 89B Broad Street and a Grade II Listed Building to the rear at 89A Broad Street.

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the replacement of the existing shop front with a traditional timber design. The proposed development would include a new door within the front elevation to serve the upper parts of the building.

Plans considered

0320 – Rev P01 – Proposed Front Elevation, received on 31 March 2023

0110 – Rev P01 – Existing Ground Floor Plan, received on 31 March 2023

0210 – Rev P01 – Proposed Ground Floor Plan, received on 31 March 2023

0100 – Rev P01 – Existing Location Plan, received on 31 March 2023

0105 – Rev P01 – Existing Site Plan, received on 31 March 2023

0140 – Rev P01 – Existing Front Elevation, received on 31 March 2023

Design & Access Statement, 88 Broad St, Reading. RG1 2AP dated March 2023, received on 31 March 2023

3. RELEVANT PLANNING HISTORY

211241/FUL - New front entrance and alterations of the existing front elevation – withdrawn on 8/2/2022

061351/ADV - Projecting sign permitted on 16/ 1/2007

060238/ADV – Fascia Sign – permitted on 1/ 8/2006

There are various other planning applications for 88 and 87-88 Broad Street but the most relevant relate to 87A Broad Street:-

87A Broad Street

190038/FUL - The subject premises is being reinstated as a single retail unit as it has previously been amalgamated with the adjacent premises of 88 Broad Street to provide a larger retail unit. Permitted 06/06/2019.

4. CONSULTATIONS

4.1 Internal consultation

Conservation & Urban Design Officer: No comments have been received at the time of reporting however, comments provided with application 211241/FUL will be relevant.

4.1 Public consultation

The following addresses were consulted by letter and a site notice was displayed at the site entrance.

87a Broad Street, Reading, RG1 2AP

87 Broad Street, Reading, RG1 2AP

75 Blakes Quay, Reading, RG1 3EN

A letter of representation has been received as follows:

- In general the proposed plans look good although not particularly detailed. It is great to see the SPD Shopfront Guidance being referenced and that thankfully there seems to be no place for a roller shutter.
- No planning notice visible at the property – ***It can be confirmed that a site notice was found displayed at the site's entrance when case officer visited the site on 29 June 2023***

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in

terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7: Design and the Public Realm
CR1: Definition of Central Reading
CR2: Design in Central Reading
EN1: Protection and Enhancement of the Historic Environment
EN2: Area of archaeological potential policy
EN4: Locally Important Heritage Assets
EN15: Air Quality Management Area
OU5: Shopfronts and Cash Machines

SPG/SPD

Design Guide for Shopfronts SPD (Jan 2022)
Sustainable Design & Construction SPD (Dec 2019)

6. APPRAISAL

Character, Appearance and Impact on Heritage Asset

Policy CC7 sets out relevant considerations for design; Policy EN1 requires that heritage assets are protected and where possible enhanced. The Design Guide for Shopfronts SPD (Jan 2022) encourages the use of Traditional hardwood, brick, glass or tile.

The proposal is to change the existing shopfront from metal framed to timber framed and change the entrance from a setback type to normal. The proposed development would include a new additional door within the front elevation to serve the upper parts of the building. The applicant proposes to use traditional timber. No works to the upper floors are proposed.

Planning application 211241/FUL for the proposed new front entrance and alterations of the existing front elevation was withdrawn on 8/ 2/2022 following the comments from the Council's Conservation and Urban Design Officer. The applicant was advised as follows:

- *the new shopfront should use tradition timber joinery to add to the character and significance of the historic sections of Broad Street. Large areas of glazing are not supported;*

- *If the upper windows are to be replaced, they should be traditional painted timber framed windows, or steel framed "Crittall" windows and not UPVC;*
- *the entry and entrance, should be in a recessed set-back, from the street boundary;*
- *there should be an area/zone for street signage that is similar to the adjacent building at 85 to 87a*

The current resubmission (ref: 230422/FUL) has made attempts to address the issues that were identified under the earlier withdrawn planning application 211241/FUL. The new entrance however is not set back from the street boundary. Whilst a recessed entrance would have better served the development, overall, the proposal in its current form is not considered to adversely impact the general character of the locally listed building, or the setting of adjacent buildings and the wider street. The street is characterised by different types of shop fronts and there is a combination of recessed and normal entrances and thus the proposed change from having a set back entrance to a normal type would not adversely impact the building and the wider street. The proposal therefore is considered to be acceptable.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

Application Permitted

Recommended Conditions:

1. Time Limit (Standard)
2. Approved Plans
3. Materials (to be approved)

INFORMATIVES

IF1: Positive and Proactive Working

IF5: Terms